



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

36, 4308 42 Avenue  
Rocky Mountain House, Alberta

MLS # A2322704



**\$189,900**

<b>Division:</b>	Southside Trailer Park		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 1- shed

Warranty on Mobile - This shows you how NEW it is! This 16' x60' modular home built in December 2023 and set on its current rented lot in April 2024, offers modern comfort in pristine condition. Features 2 bedrooms and 2 full bathrooms, this home has been exceptionally well maintained and shows brand new - no holes from pictures being hung. Enjoy outdoor living with front and back deck and a spacious back deck complete with stairs and a wheel chair - accessible ramp. A storage shed is also included, adding extra convenience and space. Perfect for downsizers, first time buyers, or anyone looking for a low maintenance home. Immediate possession available - just move in and enjoy! This home still has warranty and is transferrable to the new owner upon final Sale!